

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
P.C. 02/27/02 Item 4.a.

File Number
PDCSH02-01-005

Application Type
Planned Development Rezoning

Council District
6

Planning Area
West Valley

Assessor's Parcel Number(s)
Various

PROJECT DESCRIPTION

Completed by: Britta Buys

Location: Southeast corner of Stevens Creek and South Winchester Boulevards (Santana Row)

Gross Acreage: 40.79

Net Acreage: 40.79

Net Density: 29.59 DU/AC

Existing Zoning: A(PD) Planned Development

Existing Use: Commercial and Vacant

Proposed Zoning: A(PD) Planned Development

Proposed Use: Mixed Use/Commercial, Residential and Hotel

GENERAL PLAN

Completed by: BB

Land Use/Transportation Diagram Designation
Regional Commercial and General Commercial

Project Conformance:
☒ Yes ☐ No
☒ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: BB

North: Retail Mall

City of Santa Clara and CG Commercial

East: Commercial and Residential

CN, CG Commercial and A(PD) Planned Development

South: Office/Commercial

CG Commercial and RM Residence

West: Commercial

CN, CG Commercial and A(PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: BB

☒ Environmental Impact Report found complete on June 16, 1998
☐ Negative Declaration circulated on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: BB

Annexation Title: Maypark No. 1 and Moorpark No. 3

Date: 2/1/54 and 5/10/56

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☒ Approval
☐ Approval with Conditions
☐ Denial

Date: _____

Approved by: _____
☐ Action
☒ Recommendation

APPLICANT/OWNER/DEVELOPER

FRIT San Jose Town & Country Village, LLC
Attn: Donald Wood
1626 E. Jefferson Street
Rockville, MD 20852

ENGINEER

Brian, Kangas, Foulk
Attn: David Lavelle
981 Ridder Drive, Ste. 100
San Jose, CA 95131

PUBLIC AGENCY COMMENTS RECEIVED**Completed by: BB**

Department of Public Works

See attached memorandum.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, FRIT San Jose Town and Country LLC, is proposing to rezone the 40.79-acre Santana Row site from A(PD) Planned Development to A(PD) Planned Development to allow a modification to the project originally approved by the City Council for this site in 1998 (File Number PDCSH97-06-036) and revised in subsequent Planned Development (PD) Rezoning PDCSH00-09-095 and PDCSH01-02-023, both approved by the City Council in 2001. The current rezoning proposes to allow an increase in the amount of restaurant, bar and nightclub use from 80,000 square feet to 95,200 square feet while maintaining the total maximum commercial square footage of 680,000 as approved with PDCSH01-02-023.

Planned Development (PD) Permits and Tentative Maps have been approved for this site pursuant to the PD Zonings referenced above to create the project's streets and building sites and to allow demolition of the existing buildings. PD Permits have been approved for eight of the buildings and a Permit is pending for the ninth. The site has been cleared of buildings and construction is under way.

The site is bounded on the north and west by six-lane thoroughfares, Stevens Creek Boulevard on the north and Winchester Boulevard on the west. The Valley Fair Shopping Mall is located directly to the north, across Stevens Creek Boulevard; commercial buildings, including the Century Movie Theater complex and the Winchester Mystery House, lie to the west across Winchester Boulevard; single-family residences and suburban-style offices lie to the east; and two multi-story office buildings are located immediately to the south.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site. Additional notices were sent to residents of nearby neighborhoods that extend beyond the 1,000-foot radius. Staff has been available to discuss the proposed rezoning with members of the public.

ENVIRONMENTAL REVIEW

An Addendum to the Final EIR for the overall project was prepared. The addendum concludes that increasing the proportion of the total commercial floor area that can be devoted to restaurant, bar and nightclub uses while maintaining the overall “cap” on total commercial square footage, does not exceed the number of trips included and reviewed in the EIR. All the environmental impacts of the project were addressed in the Final EIR entitled, “Town and Country Village,” certified on June 16, 1998, by City Council Resolution No. 68210.

GENERAL PLAN CONFORMANCE

The proposed rezoning is consistent with the San José 2020 General Plan *Land Use/Transportation Diagram* designations of Regional Commercial and General Commercial.

ANALYSIS

The original Planned Development Zoning included a cap on the amount of the total commercial floor area that could be devoted to restaurant, bar and nightclub uses. The 2001 rezoning (File No. PDCSH 01-02-023) incorporated the Courtesy Chevrolet site into the project and increased the total commercial floor area by 75,000 square feet, but did not increase the amount of area that could be devoted to restaurants, bars and nightclubs. The current rezoning proposes to increase the allowed restaurant, bar and nightclub area so that it represents approximately the same percentage of the total commercial area as in the original PD Zoning.

This rezoning does not propose to change the overall commercial floor area or increase the number of residential units. By maintaining the same proportion of residential uses to commercial uses, the proposal will not adversely impact parking.

Individual PD Permits are required for bars, nightclubs and large restaurants, which will ensure that these uses are implemented in a manner that does not result in land use impacts.

The Public Works Department has reviewed the proposed amendment to the originally approved project and has concluded that vehicle trips associated with the increase in commercial floor area for restaurant, bar and nightclub uses does not exceed the number of trips addressed in the Final EIR, and that the project would not result in new traffic impacts.

Conclusion

Based on the above analysis, staff has concluded that the proposed rezoning is consistent with the original design concept for Santana Row and compatible with surrounding uses.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan *Land Use/Transportation Diagram* designations of Regional Commercial and General Commercial.

2. The proposed project is compatible with adjacent uses.
3. The proposed project furthers the economic development goals of the General Plan.

c: FRIT San Jose Town & Country Village, Attn: Anthony Flanagan, 400 S. Winchester Blvd, Suite 100,
San Jose, CA 95128
Berliner Cohen, Attn: Linda Callon, 10 Almaden Blvd, 11th Floor, San Jose, CA 95113

BB:ll/207-02